



Steven White
WGADD
White and Gray Architecture Design Develop
159 Chamberlayne Road
EASTLEIGH
SO50 5JG

My Ref: D2525TPPL1

17th September 2025

Dear Steven,

RE: 4 LADYWOOD, EASTLEIGH, SO50 4RW
PROPOSED DEVELOPMENT
PLANNING REF: H/25/99306

In accordance with your instructions on behalf of the applicant I have prepared arboricultural submissions relating to the above site. This is in respect of compliance with the relevant condition attached to the above planning permission. This letter is in support of a tree protection plan that is required in Condition 3 of the planning permission. The plan AC1 attached to this letter is the required tree protection plan (TPP). It is an annotated copy of the submitted and approved WGADD 'Proposed Site Layout/Block Plan & Roof Plan, Floor/Roof plans and Elevations drawing no> WG236 100-03 Revision PO1 dated April 2025.

- 1 **Planning permission:** Eastleigh Borough Council (EBC) granted consent for a single storey pitched roof side at 4 Ladywood, Eastleigh, SO50 4RW on 25th June 2025, subject to conditions.
- 2 **Planning conditions relating to trees:**
 - 2.1 There is one condition relating to existing trees. This is Condition 4 of the planning consent, and it is given verbatim in full below.

Alderwood Consulting Ltd, 1 Peartree Road,
Southampton, SO19 7GU



Condition 4	No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.
Reason	To retain and protect the existing trees which form an important part of the amenity of the locality.

2 Trees

2.1 **Tree information:** Tree information was not submitted with the application and is needed now, to inform the TPP.

2.1.1 **Site visit:** I carried out a site visit on 22nd July 2025 to collect tree information to enable me to prepare the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have permissive access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was overcast dry and breezy with good visibility.

2.1.2 **Collection of data:** I inspected each significant tree and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.

2.1.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees unsuitable for retention, usually to be removed

2.1.4 **Tree root protection areas (RPAs):** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on

the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule.

4 Protective measures

- 4.1 Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC1. It will be to the BS5837:2012 section 6.2 recommendations i.e., preformed galvanised steel mesh panels ('Heras' or similar) facings on proprietary 'feet' and braced using struts to base plates secured with ground pins (and see Appendix 2). It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. The fencing is shown giving a clearance from the building of no less than 2m, which gives room for the erection of scaffolding and pedestrian access. Provided that the fencing is properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of the retained trees.
- 4.2 Ground protection - existing:** There is existing surfacing running along the rear elevation of the dwelling. Where this is within RPAs it acts as sufficient and effective ground protection for activities relating to the redevelopment. It will be retained as a minimum for the duration of the redevelopment process and will be supplemented by temporary fencing (see 4.1) and temporary ground protection (see 4.3).
- 4.3 Ground protection - temporary:** Temporary ground protection will be used to supplement the existing surfacing. The temporary ground protection will be installed at the locations shown on plan AC1 prior to the commencement of any development related activities including ground works. The temporary ground protection shall be as recommended in BS 5837 i.e. it shall be scaffold planks, or plywood sheets at least 15mm thick, laid butt-jointed over a geotextile membrane installed on a layer of pulverised bark or similar laid on the existing ground surface i.e. with no significant excavation (and see Appendix 3). It will be retained at the locations shown until construction is completed and may be moved or removed only with notice to and consent from the Council. The use of temporary ground protection as indicated will reduce the risk to retained trees to an acceptable minimum.

The details given in this letter show that, provided the protective measures shown on the TPP and as detailed in this letter are put in place/retained, trees will not be adversely affected by the proposed development. Trees will be retained and protected during development, satisfying the reason for the application of Condition 3. I would be grateful for the Council's confirmation that this letter with

attached plan and specifications is acceptable to the Council as the TPP required in Condition 4 of the consent, and that adherence to the TPP will allow the condition to be discharged to the Council's satisfaction.

Please call me if you would like to discuss any of these points.

Yours sincerely

A large black rectangular box redacting the signature of Jonathan Fulcher.

Jonathan Fulcher **DipArb FArborA**

Encs

Appendix 1
4 Ladywood, Boyatt Wood, Eastleigh
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Oak (<i>Quercus robur</i>)	14	77	7	7	6	EM		20+	B	9.3
				7	7						
T2	Birch (<i>Betula pendula</i>)	14	30?	3	3	4	EM	In adjacent property. Scrappy in form and condition with dead wood and die-back.	10+	C	3.6
				3	3						
T3	Oak	14	60?	7	7	7	EM	In adjacent property	20+	B	7.2
				7	7						
T4	Oak	14	40?	5	5	7	EM	In adjacent property	20+	B	4.8
				5	5						

Appendix 1

4 Ladywood, Boyatt Wood, Eastleigh

Tree Schedule and Explanatory Notes

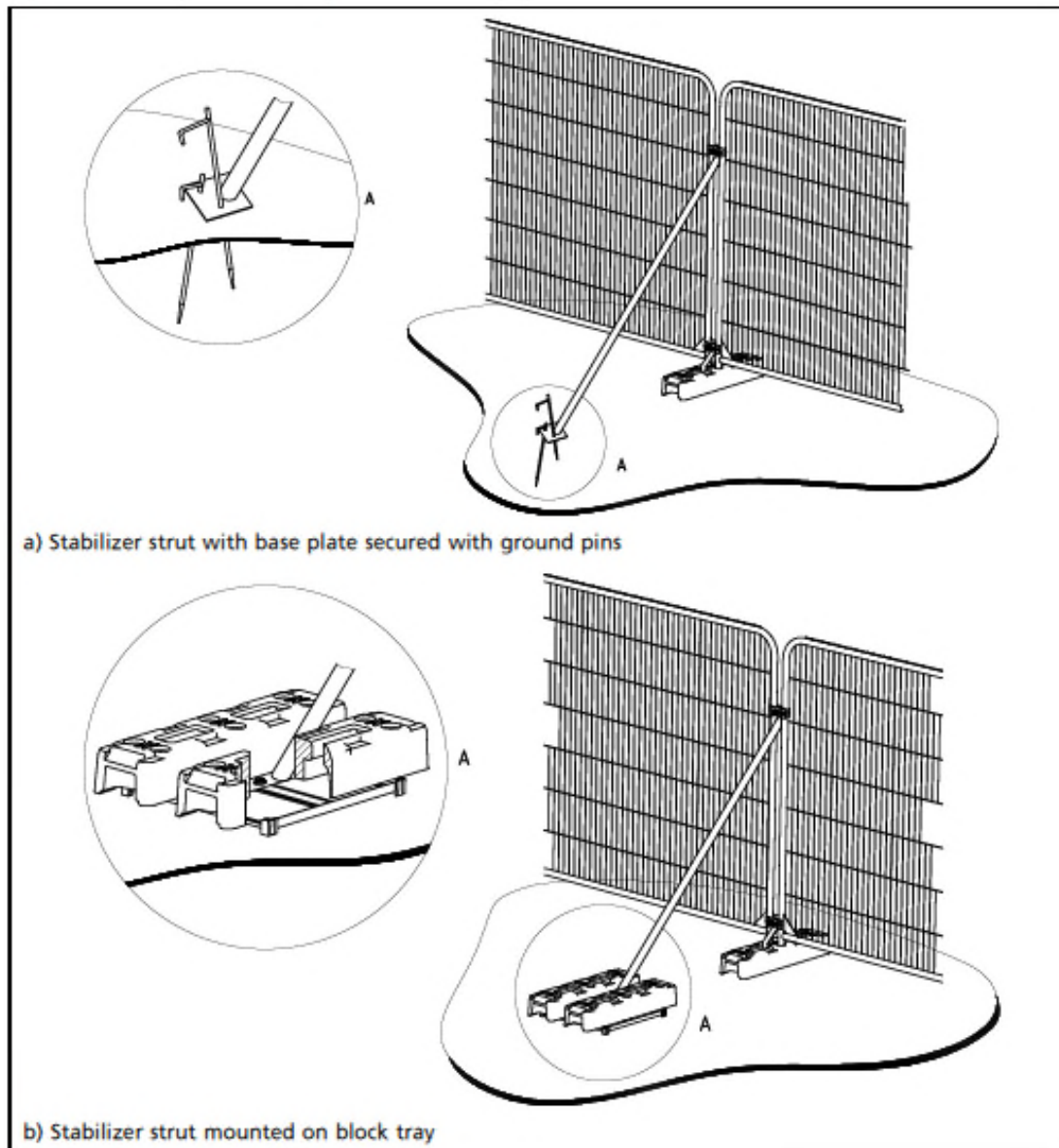
- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres. For trees not reasonably accessible the trunk diameter is estimated (?). For trees with multiple trunks diameter is measured just above the basal flare; or each stem is measured individually, depending on accessibility.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. For trees at the site edges the crown spread over the site is given, with the spread away from the site not measured (nm). The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** Tree maturity has been assessed as young (Y), semi-mature (SM), early-mature (EM), mature (M) or over-mature (OM) as recommended at 4.4.2.5 of BS 5837:2012.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** As advised at 4.4.2.5 of BS 5837:2012. This grading is based on the estimated remaining contribution in years e.g. 40+, 20+, 10+, <10
- **BS 5837 category:** These categories are as recommended in Table 1 of BS 5837:2012. 'A' trees are of high quality with an estimated remaining life expectancy of 40+ years. 'B' trees are of moderate quality with an estimated remaining life expectancy of 20+ years. 'C' trees are of low quality with an estimated remaining life expectancy of 10+ years. 'U' trees are unsuitable for retention, with an estimated remaining life expectancy of less than 10 years.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

Appendix 2

Temporary tree protective fencing



Purpose: Fencing will be installed to protect trees during the development process. Fencing should:

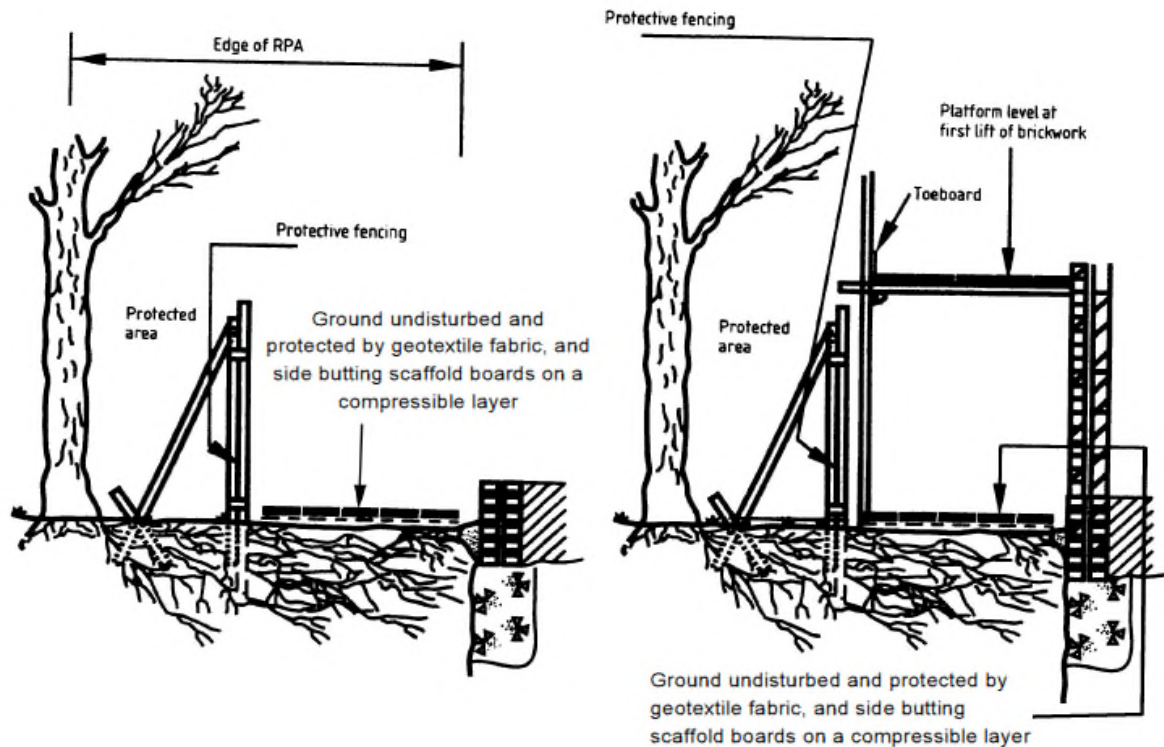
- Exclude construction activity
- Be appropriate to the degree and proximity of work taking place around the retained tree(s)
- Be installed in a fashion that makes it difficult to move easily
- Be maintained to ensure that they remain rigid and complete
- Be installed in the positions agreed with the Local Planning Authority and shown on the fencing plan

Specification: Fencing should satisfy the above criteria. A typical construction is indicated in BS 5837:2012 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected prior to any demolition or development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the fencing shall be altered only with agreement from the Local Planning Authority.

Appendix 3

Specification for temporary ground protection

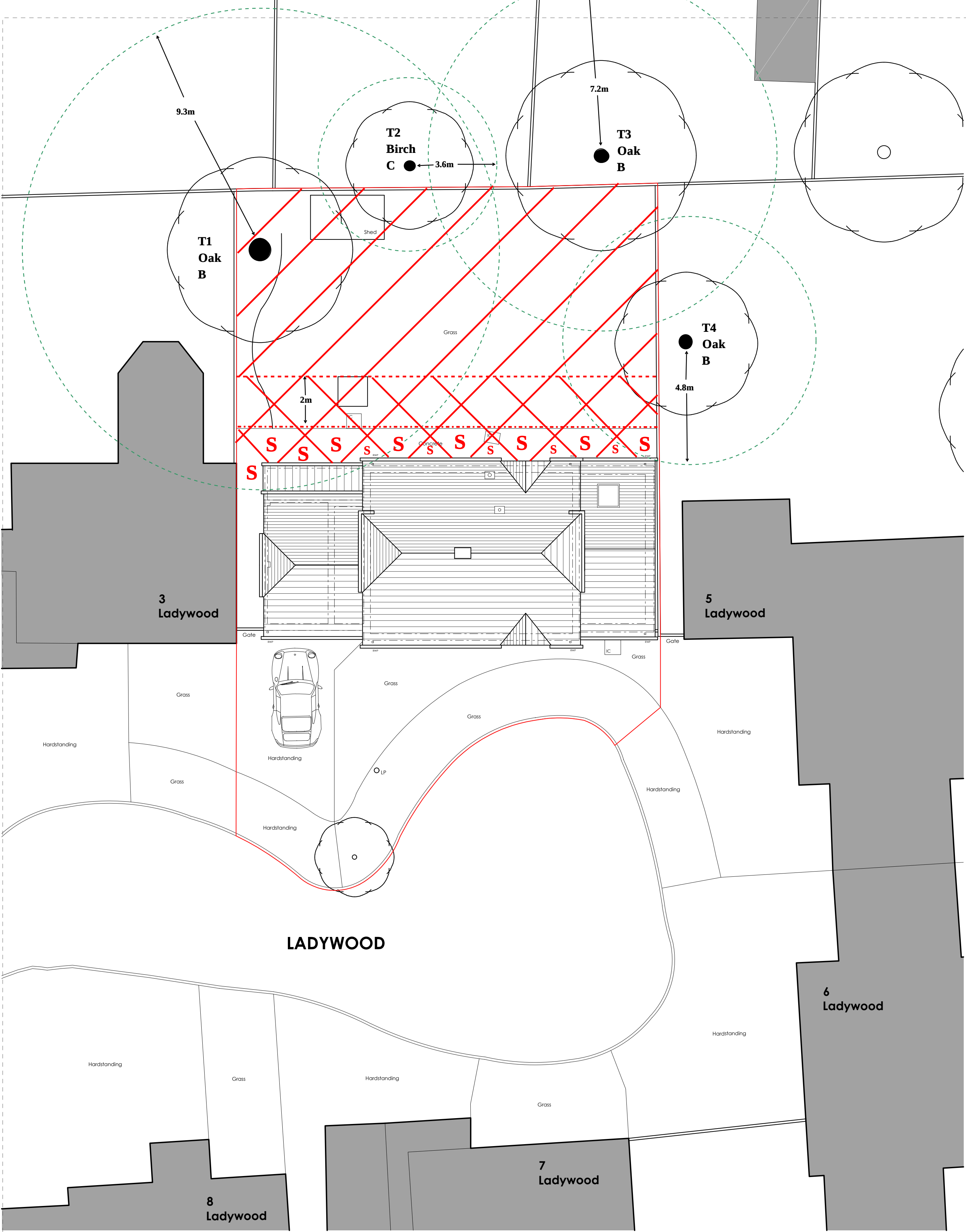


Purpose: Ground protection shall be installed in the locations indicated to protect trees during the development process. Ground protection should:

- Protect roots from compaction, abrasion or other damage during development
- Allow only pedestrian access into the protected area
- Allow the movement of materials by hand only within the area with ground protection
- Allow the installation and use of scaffolding within the area with ground protection
- Be installed in a fashion that makes it difficult to move easily
- Be installed in a fashion that allows it to remain effective for the life of the development
- Be installed in the positions agreed with the Local Planning Authority and as shown on the tree protection plan

Specification: Ground protection should satisfy the above criteria. BS5837:2012 does not illustrate this, but a typical installation is indicated in BS 5837:2005 and illustrated above. The board surfacing may be scaffold planks; or 15mm plywood sheets; or proprietary ground protection e.g. perforated steel/alloy sheets. The compressible layer shall be at least 50mm thick and be of chipped bark or composted wood chips or similar organic material and shall be laid to even out localized levels changes.

Location: The location of the ground protection is shown on the annotated site layout plan by diamond hatching. The ground protection will be installed with arboricultural supervision prior to development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the ground protection shall be altered only with agreement from the Local Planning Authority.



PROPOSED SITE LAYOUT & ROOF PLAN

WGADD
WHITE + GRAYARCHITECTURE / DESIGN / DEVELOP LTD
159 Chamberlayne Road, Eastleigh, SOUTHAMPTON, SO50 5JG.
16 Truleigh Drive, Portslade, BRIGHTON, BN41 2YQ.
STEVEN (SOUTHAMPTON) 07909961007,
MARTIN (BRIGHTON) 07788175278
whiteandgray@wgadd.co.uk
www.wgadd.co.uk

Project Title
4 Ladywood, Eastleigh, SO50 4RW

Drawing Title
Proposed Site Layout/ Block Plan & Roof Plan, Floor / Roof Plans and Elevations

Drawing No
WG236 100-03

Issue Status
PLANNING ISSUE

Revision
P01

Date
April 2025

Scale
1:100 @A1

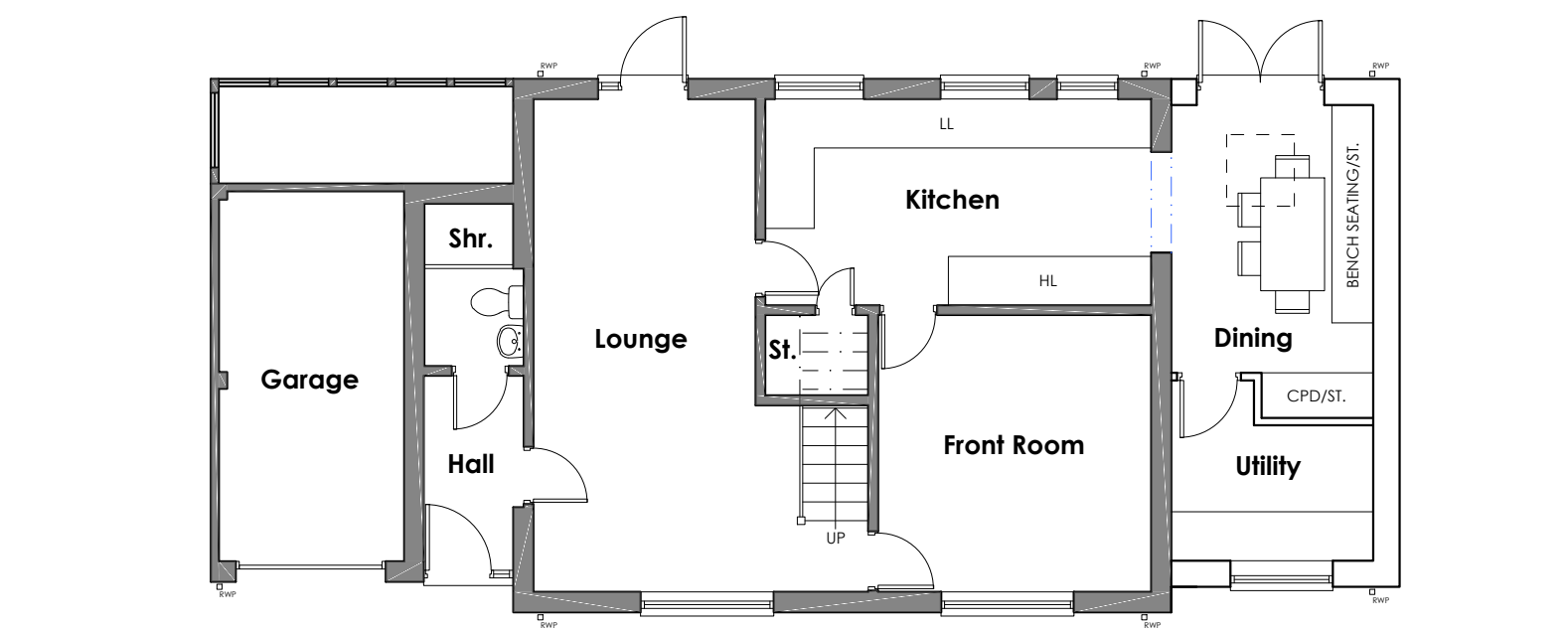
EXISTING MATERIALS KEY

① BURNT RED/ BROWN FACE BRICKWORK	① WHITE FASCIA/ SOFFITS
② TIMBER CLADDING - WHITE	② WHITE RAIN WATER GOODS
③ TIMBER CLADDING - DARK RED	③ BRICK SOLDIER COURSE
④ BROWN INTERLOCKING ROOF TILES	④ BRICK ROWLOCK COURSE
⑤ CORRUGATED METAL ROOF	⑤ WHITE FRAMED ROOFLIGHT
⑥ WHITE FRAMED WINDOWS & DOORS	

KEY

- Building Outline/ Landscaped Areas To Be Demolished
- Obscured Windows
- Site boundary
- LL Low level Cupboards
- HL High level Cupboards

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GROUND FLOOR PLAN



FRONT, WEST ELEVATION



REAR, EAST ELEVATION



SIDE, NORTH ELEVATION

Alderwood Consulting Limited

Plan AC1 - TPP

Tree Protection Plan for condition compliance
Planning Ref: H/25/99306

Proposed redevelopment at 4 Ladywood, Eastleigh SO50 4RW

Report Ref: D2525AC1-TPP

Location of trees with tree schedule numbering indicating location of BS5837:2012 section 6.2 tree protective fencing, ground protection, and special measures relating to surfacing

Key

- Location of trees indicating species, BS5837 category and BS5837 root protection area
- Location of BS5837 temporary fencing and protected areas
- Location of BS 5837 temporary ground protection
- Location of retained surfacing acting as ground protection

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

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AA Registered Consultant